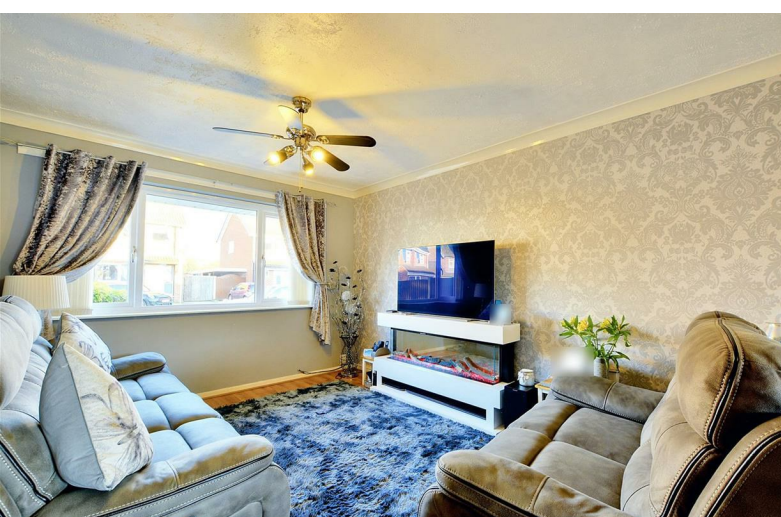


# Robert Ellis

*look no further...*



Turner Road,  
Sawley, Nottingham  
NG10 3GP

**Price Guide £300-305,000**  
**Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea





A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE SITUATED ON A LARGER THAN AVERAGE CORNER PLOT WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this fantastic example of a three bedroom semi-detached house with off street parking and an enclosed garden, being situated on a larger than average corner plot. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be suitable for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with built in storage cupboards, a large open plan and dual aspect lounge/diner with sliding doors and a kitchen with integrated cooking appliances and under stairs storage cupboard. To the first floor, the landing leads to three generously sized rooms and the three piece family bathroom suite. To the exterior, the property boasts a larger than average corner plot which is wide enough for caravan and motorhome storage. There is ample off street parking to the front with an enclosed garden to the rear that boasts a decked area, turf and hot tub/with hot tub housing that the current vendors would be happy to negotiate on remaining at the property. There is access into the concrete section garage through an up and over manual door and full CCTV coverage of the front, rear and side of the property.

Located in the popular residential village of Sawley, close to and within walking distance to a wide range of local schools, shops and parks. Long Eaton town centre is just a short drive away where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport being just a short drive away and Long Eaton train station within walking distance.





### Entrance Hall

Composite front door, laminate flooring, built in storage, radiator, painted plaster ceiling, ceiling light.

### Lounge/Diner

23'8 x 10'5 x 8'5 (7.21m x 3.18m x 2.57m)

uPVC double glazed window overlooking the front, uPVC double glazed sliding doors overlooking and leading to the garden, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Kitchen

8'8 x 7'5 (2.64m x 2.26m)

uPVC double glazed window overlooking the rear, uPVC double glazed door leading to the rear garden, laminate flooring, under stairs storage cupboard, integrated electric oven, induction hob and overhead extractor fan with space for a washing machine, space for dishwasher and space for a fridge/freezer.

### First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, built in storage cupboard, painted plaster ceiling, ceiling light.

### Bedroom One

12'7 x 10'4 (3.84m x 3.15m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

10'4 x 8'5 (3.15m x 2.57m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

6'3 x 5'4 (1.91m x 1.63m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Shower Room

5'5 x 8'1 (1.65m x 2.46m)

uPVC double glazed patterned window overlooking the front, vinyl flooring, WC, pedestal sink, double enclosed shower unit, radiator, painted plaster ceiling, spotlights.

### Outside

To the front of the property there is off street parking available for several vehicles and access through wooden gates into the garden where there is space to store two caravans/motorhomes. To the rear, there is an enclosed garden with decking, turf and flower beds with access into the concrete section garage through an up and over manual door.

### Directions

The property is best approached by leaving Long Eaton along Tamworth Road, passing under the railway bridge and turning second left into Mikado Road. Turner Road is found as a turning on the right-hand side.

8383RS

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 6 mbps

Superfast 34 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

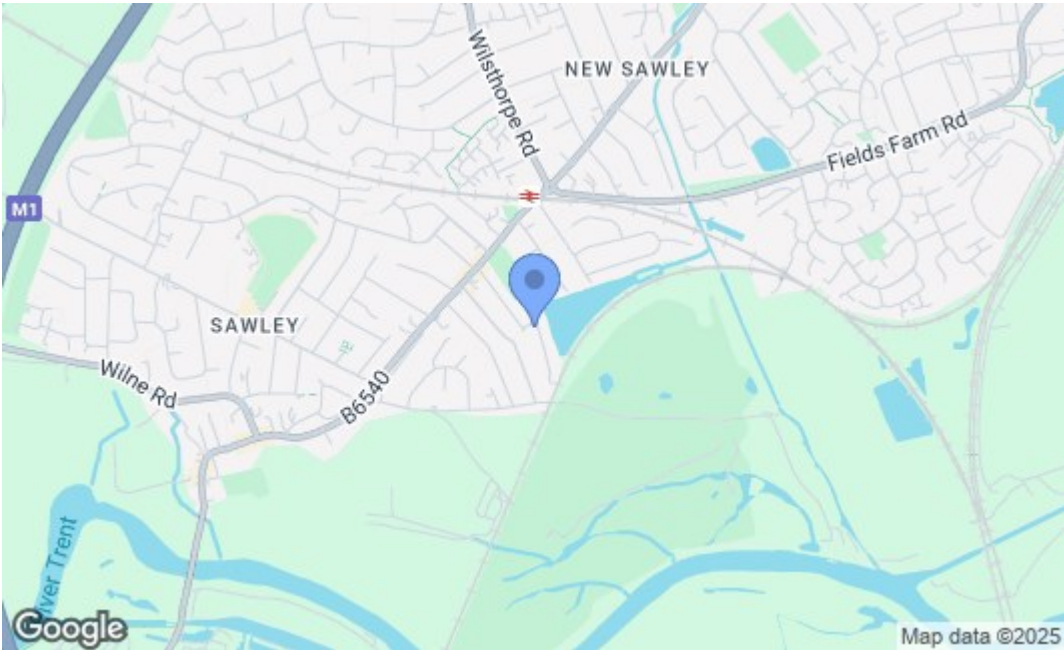
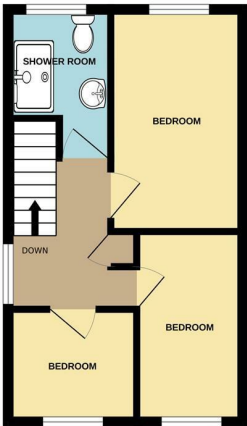
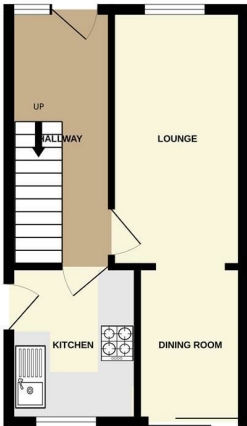
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.